Sheryl P. Walter Declassified/Released US Department of State EO Systematic Review 20 Mar 2014

Message Text

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PAGE 01 BUDAPE 00781 231219Z
ACTION FBOE-00

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R 231040Z FEB 78
FM AMEMBASSY BUDAPEST
TO SECSTATE WASHDC 747

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FROM AMBASSADOR KAISER

E.O.11652: N/A
TAGS: ABLD, AFSP, AMGT, HU
SUBJECT: BUILDING RESTORATION- PROPERTY NUMBER OTH X02003

1. AS I INDICATED TO ASSISTANT SECRETARY THOMAS DURING MY VISIT TO WASHINGTON LAST FALL, I HAVE BEEN VERY CONCERNED ABOUT THE DETERIORATING CONDITION OF THE BUILDING ON THE PROPERTY USED FOR THE EMBASSY'S RECREATION CLUB.
THE BUILDING HAS LACKED MINIMAL ADEQUATE MAINTENANCE OVER THE YEARS, ALTHOUGH IT IS HEAVILY USED BY THE AMERICAN STAFF AND IS A CENTER OF DIPLOMATIC SOCIAL ACTIVITY. FORTUNATELY, THIS DEPLORABLE STATE OF AFFAIRS BEGAN TO CHANGE LAST SUMMER. DURING MR. STANGE'S VISIT TO BUDAPEST IN CONNECTION WITH PREPARATIONS FOR THE PROPERTY NEGOTIATIONS, HE ADVISED THE REPLACEMENT OF THE ROOF, WHERE SEEPAGE HAD CAUSED CONSIDERABLE DAMAGE TO THE INTERIOR WALLS. THE EMBASSY PROCEEDED TO GET A BID FROM THE DSD CONTRACTOR, WHICH WAS $13,000 TO BUILD A WOODEN PEAKED ROOF.

2. WHEN THE NEW ADMINISTRATIVE OFFICER ARRIVED IN JULY, HE WITHDREW THE ROOF CONTRACT ON THE GROUNDS THAT THE BID WAS UNREASONABLY HIGH. SHORTLY AFTER MY ARRIVAL, I GAVE THE RESTORATION OF THE BUILDING HIGH PRIORITY BECAUSE OF ITS IMPORTANCE TO THE WELLBEING AND MORALE OF EMBASSY
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PAGE 02 BUDAPE 00781 231219Z

PERSONNEL AND ITS FREQUENT USE FOR REPRESENTATIONAL ACTIVITIES.

3. SUBSEQUENTLY A NEW CONTRACT WAS ARRANGED AND A PROPERLY SLOPPED CEMENT ROOF WAS BUILT WITH THREE PLY TAR ROOFING, NEW GUTTERS AND DRAINGAGE. THIS WAS DONE BY A DSD APPROVED CONTRACTOR, UNDER THE SUPERVISION OF

Sheryl P. Walter Declassified/Released US Department of State EO Systematic Review 20 Mar 2014

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CONSTRUCTION SPECIALIST ON THE EMBASSY STAFF, AT A COST
OF $8,000 OBLIGATED AND LIQUIDATED AGAINST FY 1977 FBO M&R
FUNDS. THE WATER DAMAGE TO THE BUILDING HAS BEEN EFFECTIVELY
ARRESTED AND THE INTERIOR WALLS ARE DRYING OUT.

4. THE NEXT STATE IS THE REPAIR OF DAMAGED AREAS.
SPECIFICALLY WE SHOULD SEAL AND RELEVEL ALL FLOORS WITH A
MINIMUM OF FOUR INCHES OF CONCRETE, TILE THE BATHROOM AREAS,
CLEAN OFF OLD EXTERIOR STUCCO, SEAL AND RESTUCCO, SEAL
HOLES ON INTERIOR WALLS AND REPLASTER AND REPAIR THE
CEILINGS. THE WORK WOULD BE DONE BY A DSD CONTRACTOR,
UNDER THE SUPERVISION OF AMERICAN CONSTRUCTION SPECIALISTS,
ON THE EMBASSY STAFF. THE CONTRACTOR'S BID IS $14,000.
IN ADDITION, THE OLD PLUMBING AND ELECTRICAL WIRING SHOULD
BE REPLACED (THE HOT WATER HEATER IS NOW BEYOND
REPAIR). THIS CAN BE DONE BY THE EMBASSY'S OWN
PLUMBERS AND ELECTRICIANS, WITH A COST OF MATERIALS
OF $1,500.

5. THE DEPARTMENT'S APPROVAL OF THIS RESTORATION
PROGRAM AND AN ALLOTMENT $15,500 FOR THIS
PURPOSE WOULD BE GREATLY APPRECIATED.
KAISER

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20 Mar 2014
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